TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made surart hereof, hereby petition for a Variance from Section 400-1 to permit an accessory structure to be located cutside of the third of the lot farthest removed from any street.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

-1. To install swimming pool in required area, a portion of the pool would be under overhead electric lines - lines cannot be moved as this is an "End" Pole.

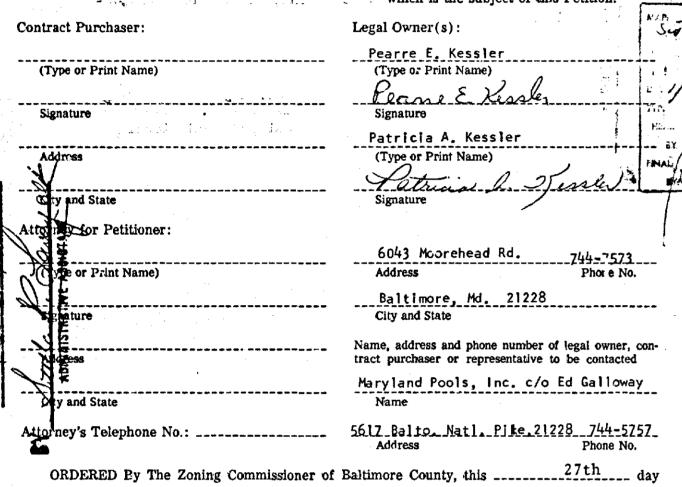
2. Existing privacy hedge 61 in height would have to be removed.

3. Size of pool cannot be reduced and meet acceptable National Swimming Pool Institute requirements for a pool with audiving board. The board and the second se

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm. under the penalties of perjury, that I/we are the legal (wner(s) of the property which is the subject of this Petition.



of <u>January</u>, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of March __A.__M.

DALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211 NORMAN E. GERBER DIRECTOR

March 5, 1981

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #131, Zoning Advisory Committee Meeting, January 27, 1981, are as follows:

Property Owner: Pearre E and Patricia A. Kessler Location: SE corner Morehead and Sherrill Roads Acres: 73.94/115.00 X 95.98/100.00 District: 1st

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

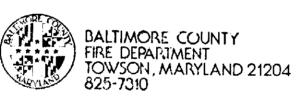
gam zwambleze John L. Wimbley Planner III Current Planning and Development

JLW:rh

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS



PAUL H. REINCKE CHIEF

February 17, 1981

Mr. William Hammond 2oning Commissioner Office of Planning and Zoning Baltimore Com y Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RB: Property Owner: Pearre E. & Patricia A. Kessler

Location: SE/Corner Morehead & Shorrill Roads Item No.:

Zoning Agenda: Meeting of January 27,1981

Centlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property,

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ______feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(x) 7. The Fire Prevention Bureau has no comments , at this time.

REVIEWER Last Long Hanging Group Approved:

Planking Group Fire Prevention Bureau

Special Inspection Division

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeaks Ave. Towson, Haryland 2120

Mr. & Mrs. Pearre E. Kessler 6043 Moorehead Road Baltimore, Maryland 21228

Bureau of

Health Department

Zoning Administration

Project Planning

Industrial

RE: Item No. 131 Petitioner - Pearre E. Kessler, et ux Variance Petition

Dear Mr. & Mrs. Kessler: Department of

The Zoning Plans Advisory Committee has reviewed the plans State Roads Commission submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with Building Department the Zoning Commissioner with recommendations as to the suitability of the requested zoning. Board of Education

> Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

> > NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Maryland Pools, Inc. c/o Ed Galloway 5617 Baltimore National Pike Baltimore, Maryland 21228

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS DEPARTMENT OF PUBLIC WOLL TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

March 3, 1981

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #131 (1980-1981) Property Owner: Pearre E. & Patricia A. Kessler S/E corner Morehead and Sherrill Roads Acres: 73.94/115.00 x 95.98/100.00 District: 1st

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Baltimore County highway and utility improvements are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment poliution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 131 (1980-1981).

Bureau of Public Services

RAM: EAM: FWR:ss H-NE Key Sheet 1 & 2 SW 24 Pos. Sheet SW 1 F Topo

95 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

February 12, 1981

Nick Commadari Charles E. Burnham

Zoning Advisory Meeting

SUBJECT January 27, 1981

See Comments ₩#131 Standard Comments

ITEM #132 See Comments

ITEM #133 Standard Comments ITEM #134 See Comments

ITEM #135 See Comments

> Charles E. Bumham Plans Review Chief

CEB: rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 23, 1981

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: January 27, 1981

RE: Item No: 130, 131, 132, 133, 134, 135, 136 Property Owner: Location: Present Zoning: Proposed Zoning:

Asstrict: No. Acres:

Dear Mr. Hammond

All of the above have no hearing on student population

Very truly yours.

Nm. Nick Petrovich, Assistant Department of Flanning

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/work. result in practical difficulty and unreasonable hardship upon the petitioner() and the granting of the variance(s) requested while will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /shouldenet be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13 Hz day of March, 19 81, that the herein Petition for Variance(s) to permit an accessory structure (pool) to be located outside of the third of the lot farthest removed from any street, in accordance with the site plan filed herein, dated October 29, 1980, should be and the same is CRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Landscaping and screening, as presently existing along the rear and side lot lines, shall be maintained.

'2. Any fencing required shall be erected inside and behind the landscaped areas so as to be screened by the shrub-

Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zon-

> WILLIAM E. HAMMONI Zoning Commissioner

RE: PETITION FOR VARIANCE SE corner of Moorehead and Sherrill Roads, 1st District

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

: Case No. 81-158-A PEARP E. KESSLER, et ux, Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Reten May Zummarner_ Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 13th day of February, 1981, a copy of the aforegoing Order was mailed to Mr. and Mrs. Pearre E. Kessler, 6043 Moorehead Road, Baltimore, Maryland 21228, Petitioners.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of _______, 19 81 , that the herein Petition for Variance(s) to permit an accessory structure (pool) to be located outside of the third of the lot farthest re-

SHERBILL ROAP

moved from any street, in accordance with the site plan filed herein, dated October 29, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Landscaping and screening, as presently existing along the rear and side lot lines, shall be maintained.

2. Any fencing required shall be erected inside and behind the end behind the landscaped areas so as to be screened by the shrub-

Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zon-

WILLIAM E. HAMMOND Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond February 24, 1981 Zoning Commissioner Norman E. Gerber, Director Office of Planning and Zoning

Petition No. 81-158-A Item 131

Petition for Variance for an Accessory Structure Southeast corner of Moorehead and Sherrill Roads Petitioner- Pearre E. Kessler, et ux

First District

HEARING: Tuesday, March 10, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this

Office of Planning and Zoning

NEG:JGH:ab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond February 24, 1981 Zoning Commissioner Norman E. Gerber, Director Office of Flanning and Zoning

Petition for Variance for an Accessory Structure

Petitioner-Pearre E. Kessler, et ux

Petition No. 81-158-A Item 131

First District

HEARING: Tuesday, March 10, 1981 (9:30 A.M.)

Southeast corner of Moorehead and Sherrill Roads

There are no comprehensive planning factors requiring comment on this petition.

Office of Planning and Zoning

NEG:JGH:ob

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

February 26, 1981

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Pear Mr. Hammond:

Comments on Item #131, Zoning Advisory Committee Meeting of January 27, 1981, are as follows:

> Property Owner: Location: Existing Zoning: Proposed Zoning:

Pearre E. & Patricia A. Kessler SE/Corner Morehead & Sherrill Roads Variance to permit an accessory structure to

be located outside of the third of the lot

farthest removed from any street. 73.94/115.00 X 95.98/100.00 Acres: District:

Metropolitan water and sewer exist, therefore no health hazards are anticipated.

BUREAU OF ENVIRONMENTAL SERVICES

Very truly yours,

IJF/als



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

Mr. & Mrs. Pearre E. Kessler

Baltimore, Maryland 21228

Dear Mr. & Mrs. Kessler:

cc: John W. Hessian, III, Esquire

People's Counsel

ance with the attached.

WEH/srl

Attachments

WILLIAM E HAMMOND ZONING COMMISSIONER.

6043 Moorehead Road

PAUL H. REINCKE CHIEF

February 17, 1981

March 13, 1981

RE: Petition for Variance

Petitioners

WILLIAM E. HAMMONI

Zoning Commissioner

I have this date passed my Order in the above referenced matter in accord-

Very truly yours

SE/corner of Moorehead and Sherrill

Roads - 1st Election District Pearre E. Kessler, et ux -

NO. 81-158-A (Item No. 131)

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Attention: Nick Commodari, Chairman

Zoning Plans Advisory Committee

RE: Property Owner: Pearre E. & Patricia A. Kessler SE/Corner Moreheed & Sherrill Roads

Zoning Agenda: Meeting of January 27,1981

Item No.

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required

to be corrected or incorporated into the final plans for the property. () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of rehicle access is required for the site.

() 3. The variete dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 *Life Safety Code*, 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() . The Fire Prevention Bureau has no comments, at this time.

Planning/Group

Noted and Heart Milliand

Planning/Group

Planning/Group

Prevention Bureau Special Inspection Division

Being the property of Pearre E. Kessler, et ux, as shown on plat plan filed BALTIMORE COURTY with the Zoning Department cc: Mr. Ed Galloway Maryland Pools, Inc. 5617 Raltimore National Pike Baltimore, Maryland 21228 Hearing Date: Tuesday, March 10, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland Metropolitan Associated Permit Services, Inc. 10560 Main Street - Suite 506 BY ORDER OF WILLIAM E. HAMMOND. Fairfax, Virginia 22030 ZONING COMMISSIONER OF BALTIMORE COUNTY EFFICE CHEV CERTIFICATE OF PUBLICATION 81-158-A PETITION FOR VARIANCE CERTIFICATE OF PESTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MD., February 19, 19-81 10750 Little Paluxent Pkwy. Columbia, MD 21044 THIS IS TO CERTIFY, that the annexed advertisement was Date of Posting Feb. 21, 1981 published in THE JEFFERSONIAN, a weekly newspaper printed District 1 st Posted for: Variance and published in Towson, Baltimore County, Md., and in the Plane E. Kessler Petitioner: James C. Kesser

Location of property: SE/C Monthed and Sherell Roads hearing: Petition for Variance to permit s Petition to Varience to permit an day of ______, 19 01-, the first publication occessory structure to be sociated outside of the third of the located outside of the third of the lot fersheet removed from any street.

The Zening Regulation to be seen opposed as follows: Location of Signs: Front of 6043 Mornhed Road THIS IS TO CERTIFY, that the annexed advertisement of appearing on the____day of____February Petition for Variance - Moorehead & Sherrill Rds Posted by Stephen & Date of return: March 6, 1981 was inserted in the following: M Catonsville Times ☐ Arbutus Times Cost of Advertisement, \$_ weekly newspapers published in Baltimore County, Maryland, ment
Hearing Date: Tuesday, March
10, 1981 at 9:20 A.M.
Public Hearing: Room 180, County Office Building, 111 W. Chesapeaks Avenue, Towson, Maryiand,
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Feb. 12. once a week for _____ successive weeks before the 26th day of February 19 81 that is to say, the same was inserted in the issues of Feb. 19, COLUMBIA PUBLISHING CORP. By Muette Stinenson BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building set Surpland Pools, Inc. 111 W. Chesapeake Avenue Ro. 3 Mrs. Praire I. Lesales Towson, Maryland 21204 e/e R4 Gelloway 5617 Relitions Relieved Pike Machinest Road baltions, Boyless 2128 County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 William E. Hammond, Zoning Commissioner Your Petition has been received and accepted for filing this Jenus 27 *This is not to be interpreted as acceptance of the Petition for assignment of a WILLIAM E. HAMMOND Nicholas B. Commodari

PETITION FOR VARIANCE

1st District

Tuesday, March 10, 1981 at 9:30 A.M.

All that parcel of land in the First District of Baltimore County

The Zoning Regulation to be excepted as follows:

Section 400.1 - Accessory Structures

ZONING:

LOCATION:

DATE & TIME:

Petition for Variance for an Accessory Structure

Southeast corner of Moorehead and Sherrill Roads

PUBLIC HEARING: Ro at 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure to be located outside of the third of the lot farthest removed from any street

DESCRIPTION OF PROPERTY-

FOR VARIANCE PETITION

Mr. & Mrs. Pearre Kessler

Baltimore, Maryland 21228

6043 Moorehead Road

Located on the southeast corner of Moorehead and Sherrill Rds and Being know as lot 8, block S as shown on plat entitled

section 3-C, "Westview Park" which said plat is recorded

among the land records of Baltimore County in plat book

GLB No. 22 Folio 24 property addressed as 6043 Moorehead

DALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 WILLIAM E. HAMMOND ZONING COMMISSIONER February 24, 1981 Mr. & Mrs. Pearre E. Kessler 6043 Moorehead Road Baltimore, Maryland 21228 RE: Petition for Variance SE/C Moorehoad & Sherrill Roads Case No. 81-158-A Dear Mr. & Mrs. Kessler This is to advise you that \$40.75 is due for advertising and posting of the above-property. Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing. Zoning Commissioner WEH:sj cc: Mr. Ed Galloway
Maryland Pools, Inc.
5617 Baltimore National Pike
Baltimore, Maryland 21228

CANALLY STATE OF THE STATE OF T PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing 200 Sheet **FUNCTION** date by date by date by date by Descriptions checked and outline plotted on map Petition number added to

February 10, 1981

RE: Petition for Variance - SE/C Moorehead & Sherrill Roads Case No. 81-158-A

NOTICE OF HEARING

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE

Tuesday, March 10, 1981

9:30 A.M.

TOWSON, MARYIAND

Mr. & Mrs. Pearre B. Kessler

Baltimore, Maryland 21228

6043 Moorehead Road

Denied - COP Granted by ZC, BA, CC, CA Revised Plans: Change in outline or description___Yes Map #____

> Mr. & Mrs. Peatre E. Lecaler 6043 Hoorehood Boad Baltimore, Naryland 21228

Previous case:

ect Maryland Pools, Inc. 5617 Baltimore National Pike Baltimore, Haryland 21229

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building

111 W. Chesspeake Avenue Towson, Maryland 21204

Zoning Commissioner

Petitioner Pearre E. Kessler, et ux

Vicholas B. Commodari Chairman, Zoning Plane

Chairman, Zoning Plans

